This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

BOOK 4439 PAGE 152

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Ryder, et ux	SAME	Map 115-6
(NAME)	(NAME)	Par. 32
6523 Pennywell Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....

- - - -TEN & NO/100 ($10.00) - - - - .....*DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Don M. Alexander and wife, Nancy G. Alexander,

AUG 17 CONV 45,000.00
AUG 17 STAX A* 117.00
AUG 17 PRFEE A* .50
AUG 17 WDEED A* 4.50 * 122.00

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert D. Ryder and wife, Sandra S. their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of West Meade Estates, Section 7, as of record in Book 3106, Page 150, Register's Office for said County.

Said Lot No. 132 fronts 115 feet on the easterly side of Pennywell Drive, and runs back 399.1 feet on the northerly line and 218.25 feet on the southerly line, to a dead line, measuring 235.15 feet thereon.

Being the same property conveyed to Don M. Alexander and wife, Nancy G. Alexander, by deed from The Fidelity Investment and Bond Corporation, of record in Book 3649, Page 347, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 17th day of August 19 70

Willie F. Howard
Affiant

My commission expires: June 6, 1972
(Affix Seal)

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE

Subject to 1970 property taxes, prorated and assumed by purchaser, a 10-foot easement for public utility purposes along the southerly and southeasterly lines of premises, overhang easement along front of premises, 130-foot building set-back line from Pennywell Drive, and conditions of owners certificate as shown on plan of record in Book 3106, Page 150, R.O.D.C., Tennessee (by instrument of record in Book 3764, Page 7, said Register's Office, the set-back line was changed to 90 feet); restrictive covenants contained in an instrument of record in Book 3464, Page 69, as amended by instrument of record in Book 3462, Page 281, Register's Office for Davidson County, Tennessee.

A87136

IDENTIF. REFERENCE

AUG 17 2 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 6523 Pennywell Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Ryder and wife, Sandra S. their *heirs and assigns, forever.*

And We *do covenant with the said* Robert D. Ryder and wife, Sandra S. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as stated above

And We, Don M. Alexander and wife, Nancy G. Alexander *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert D. Ryder and wf., Sandra S., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 17th *day of* August, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Don M. Alexander
DON M. ALEXANDER

Nancy G. Alexander
NANCY G. ALEXANDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Don M. Alexander and wife, Nancy G. Alexander

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1970.

Mary Ensey, Notary Public

Commission Expires June 6, 1972

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....